

LA PORTE COUNTY REDEVELOPMENT COMMISSION
SEPTEMBER 27, 2017 4:00PM

The La Porte County Redevelopment Commission meeting was held on Wednesday, September 27, 2017 at 4:00pm (CDT) in the Assembly Room #3 of the La Porte Government Complex, 809 State Street, La Porte, IN 46350.

MINUTES

CALL TO ORDER

Meeting called to order by Joe Coar; President at 4:00 p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Randy Novak

ROLL CALL

Joe Coar – Present
Dr. Vidya Kora – Present
Terry Larson – Absent
Jeff Johnson – Absent
Jim Arnold – Ex-Officio – Present
Terry Garner – Present
Randy Novak – Present
John Sullivan – Absent

APPROVAL OF THE AGENDA

Dr. Vidya Kora motioned to approve the agenda as presented. Randy Novak seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Randy Novak motioned to approve the minutes as presented. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

President Coar stated there was no available Treasury Report this month. President Coar announced that the Resolutions approved last month by the Redevelopment Commission to pledge and restructure the KIP and I94/U.S. 421 loans to the La Porte County Major Moves Construction Fund were approved at the recent Commissioners and Council meetings.

CLAIMS

- A. Consideration of payment for Barnes & Thornburg, LLP; \$3,519.00, \$2,246.50, \$204.00 and \$4,222.69 for legal service, KIP TIF - RDC Counsel**
Dr. Vidya Kora motioned to approve a payment to Barnes & Thornburg, LLP in the amount of 3,519.00, \$2,246.50, \$204.00 and \$4,222.69 for legal services. Randy Novak seconded the motion. The motion carried unanimously.
- B. Consideration of payment for Friedman & Associates; \$1,500.00 and \$1,702.50 for legal services, KIP TIF – Office of Economic Development**
Dr. Vidya Kora motioned to approve a payment to Friedman & Associates in the amount of \$1,500.00 and \$1,702.50 for legal services. Randy Novak seconded the motion. The motion carried unanimously.
- C. Consideration of payment for Cender & Company; \$2,713.40 for financial advisory services, KIP TIF - Office of Economic Development**
Dr. Vidya Kora motioned to approve a payment to Cender & Company in the amount of \$2,713.40 for financial advisory services. Randy Novak seconded the motion. The motion carried unanimously.
- D. Consideration of payment for Herald-Argus; \$18.49 for RDC legal notice for Claims and Allowances, KIP TIF – Office of Economic Development**
Dr. Vidya Kora motioned to approve a payment to Herald-Argus in the amount of \$18.49 for a legal notice for claims and allowances. Randy Novak seconded the motion. The motion carried unanimously.

OLD BUSINESS

- A. IURC Hearing Update on TSDIC Case – RDC Counsel**
Dr. Vidya Kora motioned to table the IURC Hearing Update on the TSDIC Case as Attorney Friedman is absent from the meeting. Randy Novak seconded the motion. The motion carried unanimously.
- B. Hupp Road Update – Brad Adamsky**
Brad Adamsky representing Newby, Lewis, Kaminski & Jones, LLP updated the Redevelopment Commission on the Hupp Road construction update. Mr. Adamski stated he met with the affected property owners in July of 2017 to discuss the details of the property transfers that are needed to complete the Hupp Road construction that is planned. President Coar asked if there was anything the Redevelopment Commission can do to help the situation. Discussion ensued regarding the rail and the widening of Hupp Rd. President Coar asked if Mr. Adamski would return with another update of the situation next month.
- C. Note correction of scrivener’s error in original Resolution Number 03-2017 passed on August 30th that intent of RDC is any sums over \$500,000 (not \$5 million) generated as TIF increment in KIP TIF district in a given year are used to repay Major Moves Fund**
Dr. Vidya Kora motioned to make the correction on Resolution Number 03-2017 passed on August 30th that intent of RDC is any sums over \$500,000 generated as TIF increment

in KIP TIF district in a given year are used to repay Major Moves Fund. Randy Novak seconded the motion. The motion carried unanimously.

NEW BUSINESS

A. Consideration of a Construction Rail Planning Committee sub committee

Dr. Vidya Kora motioned to create a Construction Rail Planning Sub-Committee to facilitate the year end goals the Rail Committee have set forth regarding acquiring a switcher, lease of track, and other responsibilities of the Committee. Randy Novak seconded the motion. The motion carried unanimously.

B. Consideration of delegating general authority to RDC President to undertake preliminary negotiations with any economic development prospect on proposed incentive packages

Dr. Vidya Kora motioned to delegate general authority to President Coar to undertake preliminary negotiations with any economic development prospect on proposed incentive packages. Randy Novak seconded the motion. The motion carried unanimously. Randy Novak asked President Coar to please keep the Commission informed on any matters. President Coar answered he would. Dr. Vidya Kora also mentioned to President Coar to please communicate any decision he makes to the remainder of the Commission.

OTHER BUSINESS

Randy Novak announced that the tour to the Kingsbury Industrial Park was very informative that morning.

Mike Micka representing Holladay Properties announced that since he was contracted by the Redevelopment Commission he has spent time getting familiar with the Kingsbury Industrial Park and communicating with Mary Jane Thomas and President Coar.

ADJOURNMENT

Dr. Vidya Kora motioned to adjourn the meeting at 4:29 p.m. Randy Novak seconded the motion. The motion carried unanimously.